

June 12, 1991

Ms. Cindy Nolan, Project Manager  
U.S. Environmental Protection Agency, Region V  
Emergency and Remedial Response Branch  
230 South Dearborn Street  
Chicago, IL 60604

Re: Comments on Draft Work Plan and Associated Documents  
Waukegan Manufactured Gas and Coke Plant Site RI/FS

Dear Ms. Nolan:

This letter summarizes North Shore Gas Company's understanding of the results of our May 30, 1991 meeting with you and representatives of PRC regarding comments on the above-referenced documents.

- We understand that you will suggest possible wording for use in the work plan sections that deal with groundwater use and land use scenarios. We understand that this wording will address the Agency's desire to retain the option of evaluating groundwater ingestion as a risk assessment exposure pathway, while including explanation of the relevant City of Waukegan ordinances that essentially prohibit such use. It was also agreed that you would provide suggested wording to address the likelihood of future residential land use of the site, based on knowledge of the existing institutional controls (i.e., zoning ordinances) that specify current and future industrial/marine recreational use. Copies of the relevant ordinances are enclosed with this letter.
- It was agreed at the meeting that the site definition contained in the draft work plan was acceptable as long as the site perimeter incorporates the former southerly property boundary (as opposed to the current southerly property boundary) with the understanding that investigations may have to follow the trail of waste even if it leads off-site. It was also agreed that if any surface water or sediment sampling is to be performed, it should be done in the Phase II investigation.
- It was agreed that the proposed surficial soil sampling program would be revised to consist of a slightly finer grid of sampling locations focusing on areas where other sampling efforts have not been completed or otherwise proposed. Samples will not be composited and will be analyzed for the full-scan parameter list. A proposed grid will be faxed to the EPA for review prior to submittal of the final work plan.

- The EPA agreed to provide North Shore Gas with all available information collected prior to and during construction of the new slip, including: field observations; analytical results; and preliminary as-built drawings. This information was to be sent during the week of June 3, and a final report would be available in three to four weeks.
- It was agreed that the proposed concept of a screening-type of Phase I investigation followed by a focused Phase II investigation was acceptable, and that the revised work plan will include further explanation of how Phase I data will be used to focus the Phase II investigation (including more detail on groundwater modeling for locating Phase II monitoring wells). An additional well location near the harbor, south of the new slip, will be considered for the Phase I investigation.
- The revised work plan will include a more complete discussion of investigations in the area of the former creosoting facility.
- A conference call was to be set up by the EPA to involve their QAPP review team and a representative of the CH2M Hill analytical laboratory to discuss comments on the QAPP. This call took place on June 6, 1991.
- It was agreed that the proposed background sampling program would involve sampling in areas near the water treatment facility and the sewage treatment plant to assess soil quality at locations assumed by EPA not to be affected by industrial wastes. The EPA was to review the background sampling locations proposed in the draft work plan to address the objective of characterizing typical soil quality at surrounding industrial locations.

Discussion of additional specific comments indicated that the remaining comments could generally be addressed in the revised work plan and associated documents, although discussion of the schedule for submittal of the revised documents was deferred until after the QAPP conference call.

Thank you for meeting to review the comments on the draft submittals. Please call if our understanding of the results of the meeting do not agree with your position.

Sincerely,



James R. Langseth

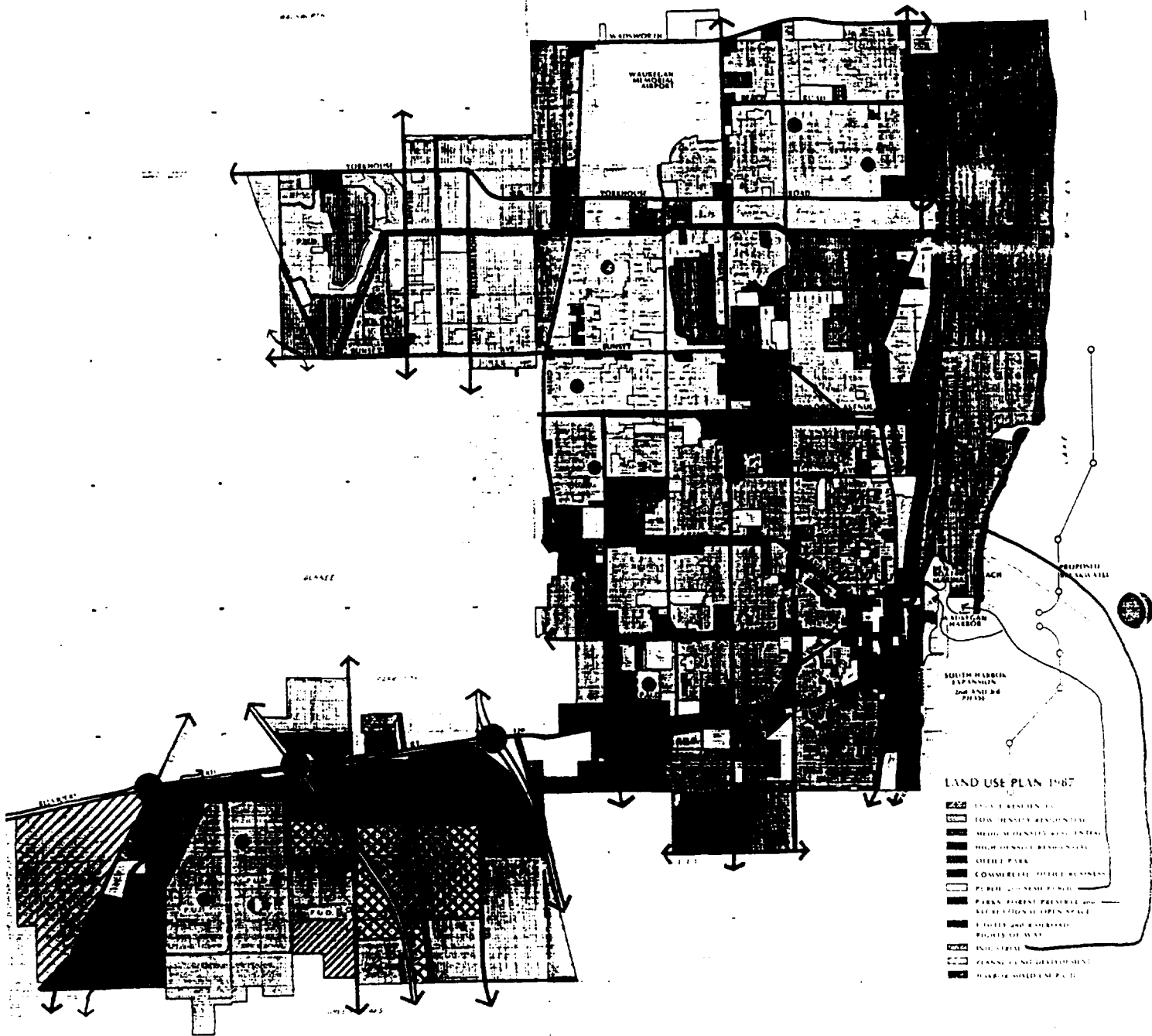
JRL/tmk

c: Pat Doyle

Russ Selman

13\49\003\CN.LTR

# PLATE #2 LAND USE PLAN 1987



City of Waukegan

ORDINANCE

88-0-45

AN ORDINANCE RE-PASSING THE  
WAUKEGAN ZONING ORDINANCE

WHEREAS, on the 22nd day of December, 1987, the City Council of the City of Waukegan passed Zoning Ordinance Number 87-0-132, as prepared by Thompson Dyke and Associates, Ltd., which Ordinance revised and amended the then existing Zoning Ordinance which was adopted on the 10th day of April, 1987 and subsequently amended; and

WHEREAS, the Office of the City Clerk of the City of Waukegan, subsequent to the adoption of said Ordinance, failed to publish said Ordinance in pamphlet form as required by the provisions of said Ordinance and the law of the State of Illinois; and

WHEREAS, the City of Waukegan as a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois; and

WHEREAS, the City of Waukegan as a Home Rule Unit, may exercise its power and perform any function pertaining to its government and affairs, including the power to zone; and

WHEREAS, in the exercise of said power, it is in the public interest that said Zoning Ordinance be re-passed and published correctly in pamphlet form.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAUKEGAN, LAKE COUNTY, ILLINOIS, that the Zoning Ordinance heretofore passed by the City Council on April 10th, 1978 and published April 17th, 1978, as amended, is hereby revised and amended in its entirety by the re-passing and substitution in lieu thereof of the Zoning Ordinance, as prepared by Thompson Dyke and Associates, Ltd., as follows:

ARTICLE 13: All Ordinances or parts of Ordinances in conflict with the terms of this Ordinance, are, to the extent of such conflict, hereby repealed.

ARTICLE 14: This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

Robert Sabonjian

MAYOR

ATTEST:

William Durkin

CITY CLERK

Presented and read at a Regular Meeting of the Waukegan City  
Council on the 6th day of June, 1988.

Passed and approved at a Regular Meeting of the Waukegan City  
Council on the 6th day of June, 1988.

ROLL CALL: Aldermen Gearica, Clement, TenPas, Petkus, Hyde, Weakley and Paravonian

AYES: Aldermen Gearica, Clement, TenPas, Petkus, Hyde and Paravonian

NAYS: Alderman Weakley

ABSENT: Alderman Evans

ABSTAIN: None

D12/49

## ORDINANCE

88-0-46

### AN ORDINANCE ADOPTING AND PUBLISHING THE OFFICIAL ZONING MAP OF THE CITY OF WAUKEGAN, LAKE COUNTY, ILLINOIS

WHEREAS, the official Zoning Map of the City of Waukegan was heretofore adopted on December 22, 1987, at a Special Meeting of the Waukegan City Council by passage of an Ordinance adopting said Map; and

WHEREAS, subsequent to the adoption of said Ordinance, the Office of the City Clerk failed to publish said Ordinance as required by the provisions of said Ordinance; and

WHEREAS, the said Official Zoning Map has now been printed, a copy of which said printed Official Zoning Map is attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, it is in the public interest that said Official Zoning Map of the City of Waukegan be adopted and published; and

WHEREAS, the City of Waukegan is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois; and

WHEREAS, the City of Waukegan, as a Home Rule Unit, may exercise its powers and perform any function pertaining to its government and affairs, including the power to zone and to adopt and publish an Official Zoning Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAUKEGAN, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1:** That the Official Zoning Map, a copy of which is attached hereto and made a part hereof as Exhibit "A," be and is hereby adopted and published by the passage of this Ordinance.

**SECTION 2:** That copies of said Official Zoning Map may be obtained in the Office of the Zoning Administrator and/or City Clerk of the City of Waukegan, by payment thereof of a fee in the amount of \$\_\_\_\_\_.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form.

Robert Sabonjian

MAYOR

ATTEST:

William Durkin

CITY CLERK

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Council on the 6th day of June, 1988.

Passed and approved at a Regular Meeting of the Waukegan City  
Council on the 6th day of June, 1988.

ROLL CALL: Aldermen Gearica, Clement, TenPas, Petkus, Hyde, Weakley and Paravonian

AYES: Aldermen Gearica, Clement, TenPas, Petkus, Hyde and Paravonian

NAYS: Alderman Weakley

ABSENT: Alderman Evans

ABSTAIN: None

D12/49

ORDINANCE

88-0-47

AN ORDINANCE ADOPTING THE OFFICIAL COMPREHENSIVE  
PLAN AND OFFICIAL MAP OF THE CITY OF WAUKEGAN,  
LAKE COUNTY, ILLINOIS

WHEREAS, the Official Comprehensive Plan and Official Map of the City of Waukegan, as prepared by Thompson Dyke and Associates, Ltd., was heretofore adopted on the 22nd day of December, 1987, at a Special Meeting of the Waukegan City Council by passage of an Ordinance adopting said Official Comprehensive Plan and Official Map; and

WHEREAS, subsequent to the adoption of said Ordinance, the Ordinance was not published as required by the provisions of said Ordinance; and

WHEREAS, the said Official Comprehensive Plan and Official Map have now been printed, copies of which are attached hereto and made a part hereof as Exhibit "A"; and

WHEREAS, it is in the public interest that said Official Comprehensive Plan and Official Map of the City of Waukegan be adopted and published; and

WHEREAS, the City of Waukegan is a Home Rule Unit by virtue of the provisions of the Constitution of the State of Illinois; and

WHEREAS, the City of Waukegan as a Home Rule Unit, may exercise its power and perform any function pertaining to its government and affairs, including the power to adopt the Official Comprehensive Plan and Official Map.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WAUKEGAN, LAKE COUNTY, ILLINOIS, AS FOLLOWS:

**SECTION 1:** That the Official Comprehensive Plan and Official Map, as prepared by Thompson Dyke and Associates, Ltd., copies of which plan and map are on file in the Office of the City Clerk and Zoning Administrator, be and they are hereby adopted.

**SECTION 2:** Copies of said Official Comprehensive Plan and Official Map may be obtained in the Office of the City Clerk by payment thereof of a fee in the amount of \$\_\_\_\_\_.

**SECTION 3:** This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

Robert Sabonjian

MAYOR

ATTEST:

William Durkin

CITY CLERK

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Council on the 6th day of June, 1988.

Passed and approved at a Regular Meeting of the Waukegan City  
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ROLL CALL: Aldermen Gearica, Clement, TenPas, Petkus, Hyde, Weakley and Paravonian

AYES: Aldermen Gearica, Clement, TenPas, Petkus, Hyde and Paravonian

NAYS: Alderman Weakley

ABSENT: Alderman Evans

ABSTAIN: None

D12/49

## SUBDIVISION ORDINANCE

For Waukegan, Illinois

February, 1981

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**Subdivision Ordinance**

**City of Waukegan, Illinois**

**Bill Morris, Mayor**

**Waukegan Plan Commission**

Alice O'Shea  
 Mary Alvarado  
 Ronald Sheptak  
 Donald Anderson  
 Rev. Harry Wilson  
 Alfred Clark  
 Bruce Horrom  
 Allan Pickus, Chairman  
 Ed Streed  
 Henry Trygar

**Judiciary Committee**

Alderman Stan Smith, Chairman  
 Alderman Larry Dixon  
 Alderman John Koziol  
 Alderman Peter Lentine  
 Alderman Chuck Rukstales

**Community Development and Enforcement Agency**

Thomas E. Vick, Director  
 Kernel P. Parikh, Senior Planner  
 Robert A. O'Neill, Landscape Architect  
 Dorothy J. Seymour, Administrative Secretary

**Consultant for Initial Draft**

Robert J. Boylan Associates



## ARTICLE 11

### REQUIRED IMPROVEMENTS

#### 11.1 Guarantee of Performance

- 11.1-1** The subdivider shall be responsible for the installation of all street and utility improvements, and other improvements indicated on the plat, as hereinafter provided. To ensure proper completion of the approved improvements, the subdivider shall, before the recording of his final plat, enter into a contract (undertaking in lieu of Completion Bond) with the City of Waukegan agreeing to install the required improvements in an acceptable manner. The subdivider shall file, with said contract, an irrevocable letter of credit meeting the approval of the City Council and City Attorney, in an amount equal to one hundred ten percent (110%) of the estimate of cost approved and accepted by the Plat Administrator and City Engineer. Such letter of credit shall constitute a guarantee that such improvements will be completed by the subdivider or his subcontractors not later than eighteen (18) months from the date of recording of the plat, and that repairs necessitated by defects in material or workmanship will be made during the period not to exceed two (2) years from and after acceptance of such improvements.
- 11.1-2** If the improvements are not completed or repairs are not made within the specified time periods, the City may use the money secured by the instrument of credit, or necessary portion thereof, to complete or repair same. However, the City Council may, upon proof of difficulty, extend the bonding time for one (1-) year.
- 11.1-3** Upon completion of the required improvements guaranteed by the instrument of credit, and to ensure that such improvements have been installed in accordance with the approved final plat, a detailed "as-built" survey plat of the subdivision, indicating location, dimensions, elevations, construction materials, and other information required by the Plan Commission, shall be submitted to the Plat Administrator, in two (2) copies, by the developer of the subdivision. One (1) copy of the "as-built" survey plat and accompanying information shall be forwarded to the City Engineer.

#### 11.2 Engineering Plans

- 11.2-1** Whenever the construction of new improvements is required by this Ordinance in the development of a subdivision, a "Registered Professional Engineer" shall prepare all plans and specifications. He shall also prepare a cost estimate for use in determining the amount of the performance guarantee through irrevocable letter of credit.
- 11.2-2** The professional engineer shall place his signature and the imprint of his seal on all copies of the plans, specifications and cost estimates which are required.
- 11.2-3** Engineering plans shall include, but not be limited to: detailed site grading plan, road construction plans, plans for storm drainage facilities, and plans for sewer and water facilities.
- 11.2-4** Such plans shall be drawn in accordance with specifications of the City Engineer of Waukegan; and, in order to ensure consistency of arrangement of plan elements, the set of engineering plans shall include a comprehensive "Index of Sheets."

#### 11.3 Water Supply

- 11.3-1** The subdivider shall be responsible for the installation of adequate water supply facilities (including fire hydrants) subject to the current specifications of the City Engineer, Director of Water Utility, and Fire Department. The location of the fire hydrants shall first be approved by the Fire Department.

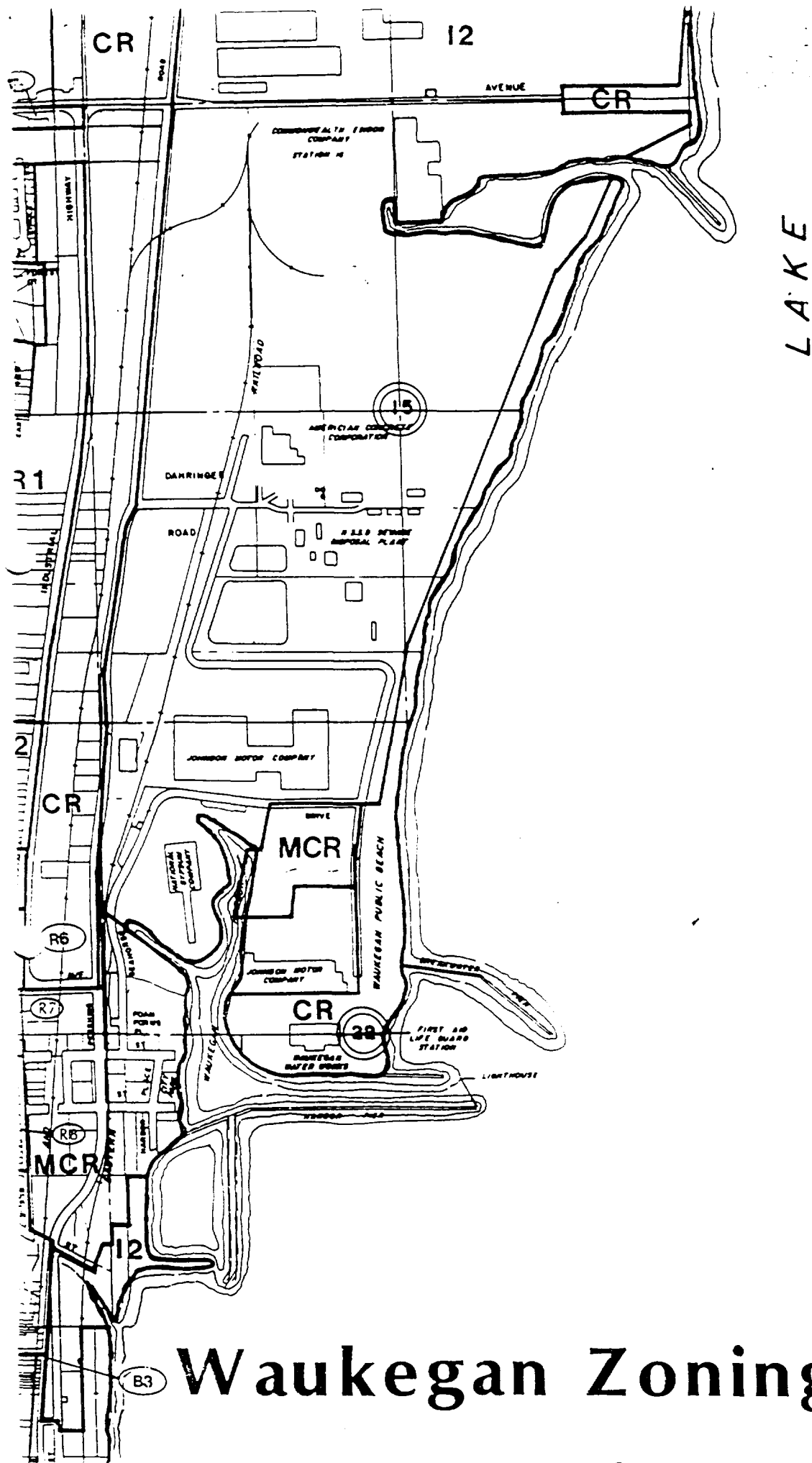
In any event, in single-family residential subdivisions, fire hydrants shall be located not more than three hundred feet (300') apart; unless a greater-distance separation is authorized by the Fire Department in extreme circumstances. However, on cul-de-sacs or dead-end streets of more than one hundred fifty feet (150') in length, a fire hydrant shall be located at the extreme end of the street or in the center island. Spacing of fire hydrants on property zoned for multiple-family, commercial or industrial use shall be correspondingly closer, as approved by the Fire Department. Hydrants shall be placed within twelve feet (12') of a hard-driving surface unless otherwise specifically approved for exposure protection. Hydrants may be required by the Fire Department to be placed on private property as deemed necessary to serve fire protection purposes. The Fire Department may require a fire protection analysis to confirm appropriate locations. Hydrant threads shall be as specified by the Director of the Water Utility.

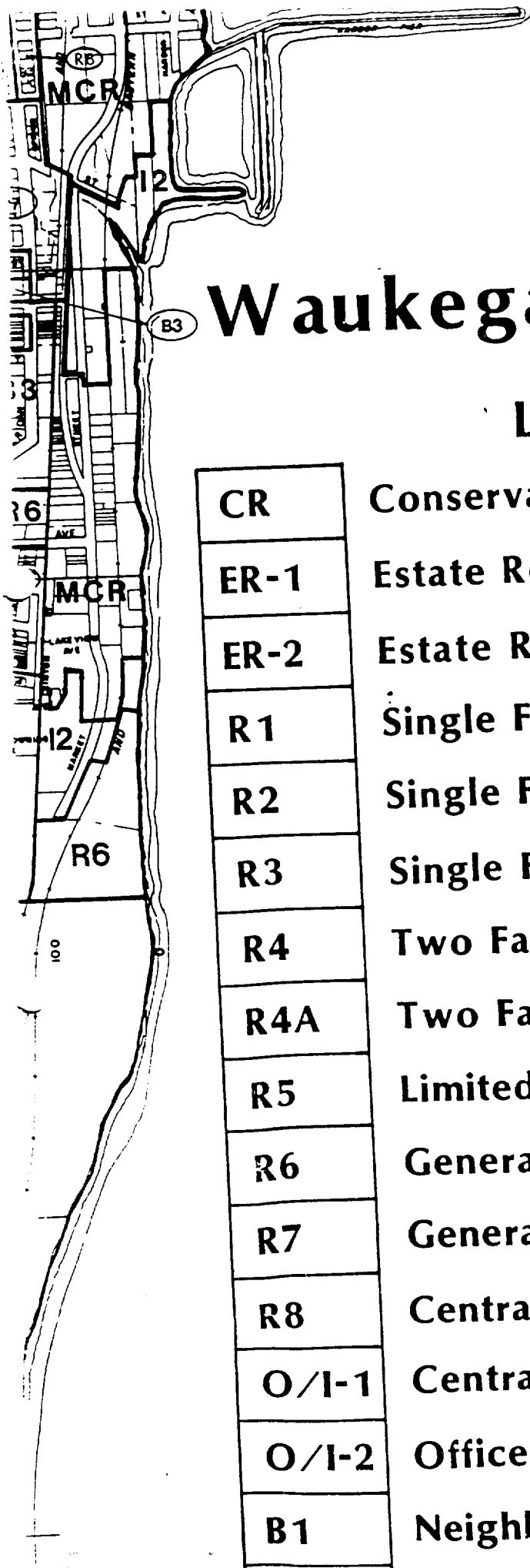
Plantings or structures shall not be so located as to obscure or impair the use of fire hydrants.

- 11.3.2 All water main extension shall be approved by the City Engineer and Director of Water Utility. New, annexed or re-subdivided subdivisions shall be required to tie into the existing city water supply system. All water mains shall be extended to the subdivision property limits and/or be in conformance with the adopted Water Supply Plan.
- 11.3-3 If the City of Waukegan determines that oversized water mains will be required to adequately service the proposed subdivision and future adjacent subdivisions, it may require such oversizing, but shall assume the additional cost of mains exceeding eight inches (8") in diameter and all related appurtenances. The City shall reserve the right to charge future users, through a tap-on fee.
- 11.3-4 Individual wells shall not be permitted except in the CR and ER zoning districts and in extreme instances and where expressly authorized by the City Engineer, Director of Water Utility, and City Council. In such authorized instances, if a connection to a public water main will be provided eventually, as determined by the Plan Commission, the subdivider shall make arrangements for future public water supply service at the time the plat receives final approval. The City shall require that water lines be extended to the limits of property lines. An irrevocable letter of credit may be required to ensure compliance.
- 11.3-5 The City Engineer and Director of Water Utility shall jointly adopt and maintain a compendium of water supply specifications establishing required types of material, corrosion treatment, capacity, sizing, spacing, and methods shall conform to the applicable minimum standards established by the American Water Works Association, and all water mains shall comply with **Standard Specifications for Water and Sewer Main Construction in Illinois**.

#### 11.4 Sanitary Sewer Facilities

- 11.4-1 Where a public sanitary (or combination storm/sanitary) sewer is currently accessible, the subdivider shall install adequate sanitary sewer facilities including the installation of laterals to the right-of-way, subject to the specifications of the City Engineer. If public sewer facilities are not currently available to the subdivision site, the subdivider shall be responsible for extending the City sewer lines to service the proposed subdivision.
- In areas serviced by combined storm/sanitary sewer systems, the subdivider shall be responsible for providing separate sewer systems into the combined system at the perimeter of the subdivision.
- 11.4-2 If the City of Waukegan determines that oversized sewer pipes will be required to adequately service the proposed subdivision and future adjacent subdivisions, it may require such oversizing, but shall assume the additional cost of sewers exceeding eight inches (8") in diameter and all related appurtenances. The City shall reserve the right to charge future users, through a tap-on fee.
- 11.4-3 Individual sewage disposal systems shall not be permitted, except in the CR and ER zoning districts and in extreme instances and where expressly authorized by the City Engineer and City Council. In such authorized instances, if a connection to a public sanitary sewer will be provided eventually, as determined by the Plan Commission, the subdivider shall make arrangements for future public sanitary sewer service at the time the plat receives final approval. The City shall require that sanitary sewer lines be extended to the limits of property lines. An irrevocable letter of credit may be required to ensure compliance. In any event, all such individual or central systems shall be approved by the Lake County Health Department.



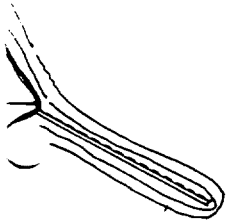


# Waukegan Zoning Map

## Legend

CR	Conservation/Recreation
ER-1	Estate Residential
ER-2	Estate Residential
R1	Single Family Residential
R2	Single Family Residential
R3	Single Family Residential
R4	Two Family Residential
R4A	Two Family Residential
R5	Limited General Residential
R6	General Residential
R7	General Residential
R8	Central Residential
O/I-1	Central Office/Institutional
O/I-2	Office Office/Institutional
B1	Neighborhood Convenience

<b>R8</b>	<b>Central Residential</b>
<b>O/I-1</b>	<b>Central Office/Institutional</b>
<b>O/I-2</b>	<b>Office Office/Institutional</b>
<b>B1</b>	<b>Neighborhood Convenience</b>
<b>B2</b>	<b>Community Shopping</b>
<b>B3</b>	<b>General Commercial</b>
<b>B4</b>	<b>Central Business</b>
<b>B5</b>	<b>Central Service</b>
<b>MCR</b>	<b>Marine/Commercial Recreation</b>
<b>R/LI</b>	<b>Research/Light Industrial</b>
<b>I1</b>	<b>Restricted Industrial</b>
<b>I2</b>	<b>General Industrial</b>



**PUD**

**Planned Unit Development**

**I hereby certify that this Zoning Map represents the zoning of the City of Waukegan as of April 1, 1990.**

**By:**

*Haig Paravonian*

**Mayor - Haig Paravonian**

**Attested By:**

*At m. J. Durkin By M. Young, Deputy*

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## **ARTICLE 1**

### **TITLE**

This Ordinance shall be known, cited and referred to as "The Waukegan Zoning Ordinance."

## **ARTICLE 2**

### **PURPOSE AND INTENT**

#### **2.1 Purposes**

The Waukegan Zoning Ordinance is adopted with the purpose of protecting and promoting the public health, safety, morals, comfort, convenience, and general welfare of the people. The fulfillment of this purpose is to be accomplished by seeking:

1. To lessen congestion on public streets.
2. To avoid undue concentration of population.
3. To prevent the overcrowding of land, thereby ensuring proper living and working conditions and preventing the development of blight and slums.
4. To establish adequate standards for the provision of light, air, and open spaces.
5. To facilitate the provision of adequate transportation, and of other public requirements and services such as water, sewerage, schools, and parks.
6. To zone all properties with a view to conserving the value of land and buildings and encouraging the most appropriate use of land throughout the City.
7. To protect residential, business, commercial, and industrial areas alike from harmful encroachment by incompatible uses.
8. To avoid the inappropriate development of lands and provide for adequate drainage, curbing of erosion, and reduction of flood damage.
9. To fix reasonable standards to which buildings and structures shall conform.
10. To encourage reasonable flexibility of development design through appropriate regulations.
11. To facilitate the recognition of beauty and aesthetics as a value and standard throughout the City.
12. To prevent such additions to, and alterations or remodeling of, existing buildings or structures as would not comply with the restrictions and limitations imposed herein.
13. To foster a more rational pattern of relationship between residential, business, commercial, and industrial uses for the mutual benefit of all.
14. To isolate or control the location of unavoidable nuisance-producing uses.
15. To define the powers and duties of the administrative and enforcement officers and bodies.
16. To prescribe penalties for any violation of the provisions of this Ordinance.
17. To allow for the gradual elimination of uses, buildings, and structures which are incompatible with the character of the districts in which they are made or located.

#### **2.2 Intent**

The standards and requirements contained in this Ordinance, and the district mapping reflected on the Waukegan Zoning Map, are intended to further the implementation of the objectives of the Official Waukegan Comprehensive Plan.

## **ARTICLE 6**

### **ZONING DISTRICTS**

#### **6.1 DISTRICTS**

For the purpose of this ordinance, the City of Waukegan is hereby divided into the following zoning districts:

##### **6.1-1 Conservation and Residence Districts**

CR	Conservation/Recreation/Agriculture
ER-1	Estate Residence
ER-2	Estate Residence
R1	Single-family Residence
R2	Single-family Residence
R3	Single-family Residence
R4	Two-family Residence
R4-A	Two-family Residence
R5	Limited General Residence
R6	General Residence
R7	General Residence
R8	General Residence

##### **6.1-2 Commercial Business Districts**

B1	Neighborhood Convenience
B2	Community Shopping
B3	General Commercial
B4	Central Business
B5	Central Service
M-CR	Marine-Commercial Recreation

##### **6.1-3 Office Districts**

O/I-1	Office/Institutional
O/I-2	Office/Institutional

##### **6.1-4 Industrial Districts**

RLI	Research and Light Industrial District
I1	Restricted Industrial
I2	General Industrial

#### **6.2 ZONING MAP**

##### **6.2-1 Incorporation**

The location and boundaries of the districts established by this ordinance are set forth on the zoning map entitled, "City of Waukegan Zoning District Map," which is incorporated herein, and hereby made a part of this ordinance. Said map, together with everything shown thereon and all amendments thereto, shall be as much a part of this ordinance as though fully set forth and described herein.

##### **6.2-2 Interpretation**

Where uncertainty exists with respect to the boundaries of the various zoning districts as shown on the zoning district map, the following rules shall apply:

1. District boundary lines are the center lines of highways, streets, alleys, and easements; right-of-way lines of railroads, toll roads, and expressways; or section, division of section, tract, and lot lines; or such lines extended, unless otherwise indicated.
2. In areas not subdivided into lots and blocks, wherever a district is indicated as a strip adjacent to and paralleling a street or highway, the depth of such strips shall be in accordance with dimensions shown on the map measured at right angles from the center line of the street or highway, and the length of frontage shall be in accordance with dimensions shown on the map from section, quarter section, or division lines, or center lines of streets and highways, or rail-



road rights-of-way, unless otherwise indicated.

3. Where a district boundary line divides a lot in single ownership on the effective date of this ordinance, the Development Review Board, may extend the regulations for either portion of such lot, and the zoning map shall be corrected at the annual review.
4. Scrivener's errors shall be corrected by the Development Review Board and shown on the annual update of the zoning map.

### **6.3 MUNICIPAL OR PUBLIC USE AND ESSENTIAL SERVICES EXEMPTED**

1. Notwithstanding any other provisions of this Ordinance to the contrary, any and all buildings, structures, premises and other improvements to real estate necessary for use and occupancy by the City of Waukegan for public or municipal purposes shall be permitted in any zoning district.
2. The erection, construction, alteration, or maintenance by public utilities or municipal departments or commissions, of overhead, surface or underground gas, electrical, steam, or water, distribution or transmission systems, collection, communication, supply or disposal systems, including mains, drains, sewers, pipes, conduits, tunnels, wires, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, towers, poles, electrical substations, gas regulator stations and other similar equipment and accessories in connection therewith, reasonably necessary for the furnishing of adequate service by such public health, safety, or general welfare, shall be exempt from the regulations of this ordinance. Provided, however, that the installation shall conform to Federal Communications Commission and Federal Aviation Agency rules and regulations, and those of other authorities having jurisdiction.

### **6.4 ZONING OF ANNEXED LAND**

Land hereafter annexed to, or consolidated with, the City of Waukegan shall be assigned a Single Family Classification (R1) unless the petition for annexation is accompanied by a petition for reclassification or a pre-annexation agreement, in which case the regular procedures for amendment petition hearings by the Development Commission shall be followed.

**ARTICLE 7**  
**CONSERVATION AND RESIDENCE DISTRICTS**

**7.1 GENERAL REQUIREMENTS**

**7.1-1 Conditions**

No building or tract of land shall be devoted to any use other than a use permitted hereinafter in the zoning district in which such building or tract of land shall be located, with the exception of the following:

1. Uses lawfully established on the effective date of this ordinance.
2. Conditional uses, allowed in accordance with the provisions of Section 3.11 or Section 4.9.

**7.1-2 Permitted Uses**

Permitted uses of land or buildings shall be permitted in the districts indicated under the conditions specified. Unless otherwise specifically set forth, wherever a permitted uses is named as a major category in this Article, it shall be deemed to include those itemized uses and similar uses as determined by the Zoning Administrator under the said major category.

**7.1-3 Conditional Uses**

Conditional uses may be allowed in the zoning districts indicated, subject to the issuance of conditional use permits in accordance with the provisions of Section 3.11. Unless otherwise specifically set forth, wherever a conditional use is named as a major category in this Article, it shall be deemed to include those itemized uses and similar uses as determined by the Zoning Administrator under the said category.

**7.1-4 Lot Size Requirements**

Lot size requirements shall be as specified under each zoning district in this Article. In addition, the following regulations shall be complied with:

1. No building shall be converted so as to conflict with, or further conflict with, the lot size requirements of the district in which such building is located.
2. No use shall be established or hereafter maintained on a lot recorded after the effective date of this Ordinance which is of less area or less width than prescribed hereinafter for such use in the zoning district in which it is to be located.

**7.1-5 Yard Requirements**

1. Yard requirements shall be set forth under each zoning district. Front, side, and rear yards shall be provided in accordance with the regulations hereinafter indicated and shall be unobstructed from the ground level to the sky except as allowed in Section 4.8-5.
2. All accessory buildings which are attached to principal buildings (e.g. attached garages) shall comply with the yard requirements of the principal building.
3. In residential developments containing three (3) or more units, the yard requirements may be waived in order to encourage innovative design, including cluster development and the zero lot line concept, and to provide for such housing types as the atrium or patio house. Such waiver may be obtained only by conditional use permit, as provided within each residential district.
4. Upon recommendation of the Development Commission and approval of the City Council, as evidenced by acceptance of the subdivision plat, a developer shall be allowed to satisfy yard requirements by establishing "average" setbacks and varying front yards. However, in such instances, the average setbacks or yards shall be at least equal to the minimum prescribed for that district, and the shortest setbacks or yards shall be consistent with public safety and health.

#### **7.1-6 Building Height Requirements**

The requirements established under each zoning district shall determine the maximum building height of both principal and accessory buildings.

#### **7.1-7 Floor Area Ratio Requirements**

The floor area ratio requirements shall determine the maximum floor area allowable for the building or buildings (total floor area of both principal and accessory buildings) in direct ratio to the gross area of the zoning lot in the R6, R7, and R8 Districts. In all other residence districts no floor area ratio limitation is imposed.

#### **7.1-8 Off-Street Parking and Loading Requirements**

Off-street parking and loading facilities, accessory to uses allowed in Residence Districts, shall be provided in accordance with the regulations established in Article 11.

#### **7.1-9 Accessory Uses and Structures**

Accessory uses and structures are permitted in all Conservation and Residence Districts as defined in Article 12 and subject to the provisions of Section 4.7 of this ordinance.

#### **7.1-10 Signs**

Signs shall be allowed in Conservation and Residence Districts in accordance with the regulations established in the City of Waukegan Sign Ordinance.

## **7.2 CR CONSERVATION/RECREATION/AGRICULTURE DISTRICT**

### **7.2-1 Purpose**

The CR District is designed to encourage the development of land for "open-space" recreational activities, to preserve land for agriculture and farming uses, or preserve natural resources; a secondary purpose is that of protecting the public health, safety, comfort, and welfare and reducing financial burdens imposed on the community and its individuals by restricting the use of those areas in Waukegan which may be subject to periodic flooding or erosion, or areas with a potential for generating sedimentation, wetlands and marshes which constitute water retention or re-charge areas.

### **7.2-2 Permitted Uses**

The following uses are permitted in the CR District:

1. Agriculture, including incidental agricultural structures. (Farmstead)
2. Cultural institutions:
  - a. Botanical and zoological gardens and arboretums.
3. Recreational and social facilities
  - a. Forest preserves, wildlife reservations, and ecological sanctuaries.
  - b. Hiking and bicycle trails.
  - c. Parks and playgrounds.
  - d. Public beaches.

### **7.2-3 Conditional Uses**

Subject to the conditions prescribed in Section 3.11 the following conditional uses may be allowed:

1. Cemeteries
2. Educational Institutions
  - a. Schools — private, primary and secondary, private or public colleges and universities for profit or not for profit, boarding and non-boarding.
3. Nurseries, for the growing and sale of trees and shrubbery
4. Public Utility and service uses
  - a. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.
  - b. Telephone exchange, telephone transmission equipment, buildings, and microwave relay towers.
  - c. Utility rights-of-way.
5. Recreational and social facilities
  - a. Golf courses, tennis centers, and similar recreational activities.

### **7.2-4 Lot Size Requirements**

There are no specific requirements as to lot size except five (5) acres for Agriculture farmsteads.

### **7.2-5 Yard Requirements**

No building or structure in the CR District shall be located closer than 50 feet from any property lines.

### **7.2-6 Building Height Requirements**

There is no building height requirement in the CR District.

### **7.2-7 Floor Area Ratio Requirements**

There is no floor area ratio requirement in the CR District.

## **7.3 ER-1 ESTATE RESIDENCE DISTRICT**

### **7.3-1 Purpose**

The ER-1 Estate Residence District is intended to accommodate and preserve residential developments of a large lot estate character with a lot size of 80,000 square feet or greater.

### **7.3-2 Permitted Uses**

The following uses are permitted in the ER-1 district.

1. Dwellings
  - a. Single-family detached
2. Educational institutions
  - a. Schools — public, primary and secondary, non-boarding
3. Recreational and social facilities
  - a. Parks and playgrounds
4. Religious institutions
  - a. Churches, chapels, temples, and synagogues
  - b. Rectories, parsonages, and parish houses

### **7.3-3 Conditional Uses**

The following conditional uses may be allowed in the ER-1 District, subject to the provisions of Section 3.11.

1. Dwellings
  - a. Planned developments, residential.
2. Educational institutions
  - a. Schools — private, primary and secondary, private or public colleges and universities for profit or not for profit, boarding and non-boarding.
3. Public utility and service uses
  - a. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.
  - b. Telephone exchange, telephone transmission equipment, buildings, and microwave relay towers.
4. Recreational and social facilities
  - a. Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses.
  - b. Recreational buildings and community centers, noncommercial.
  - c. Swimming pools, noncommercial.
5. Religious institutions
  - a. Convents, seminaries, monasteries, and nunneries.
  - b. Retreats
6. Waivers and exemptions
  - a. Exemption from the nonconforming use provisions of Article 5.

### 7.3-4 Lot Size Requirements

#### 1. Permitted Uses

	Minimum Lot Area	Minimum Lot Width
Dwellings		
Single family detached	80,000 sf	150 ft.
Educational institutions	5 acres	300 ft.
Recreational and social facilities	No size limitation	
Religious institutions	2 acres	200 ft.

#### 2. Conditional Uses

Unless otherwise specified	20 acres	500 ft.
Recreational and social facilities	10 acres	300 ft.
Public utility and service	As specified by the Development Review Board	

#### 3. Accessory Uses

Stabling of horses	5 acres	150 ft.
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### 7.3-5 Yard Requirements

#### 1. Permitted Uses

	Front	Interior Side	Corner Side	Rear
Dwellings				
Single family detached	50	20*	30	40
Educational institutions	60	30**	50	75
Recreational and social facilities		Not Applicable		
Religious institutions	50	25**	40	50

#### 2. Conditional Uses

	Front	Interior Side	Corner Side	Rear
Unless otherwise specified	60	30**	50	75
Dwellings				
Planned developments	As specified by Development Review Board			
Public utilities	As specified by Development Review Board			

#### 3. Accessory Uses

Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Front	Interior Side	Corner Side	Rear
Buildings accessory to dwellings	50	10	30	10
Clubhouses and other structures on the grounds of private clubs, golf courses, tennis clubs, barns and stables	Not less than 75 feet from the nearest property line.***			

\*Plus one (1) foot for each two (2) feet by which the building height exceeds 35 feet.

\*\*Plus one (1) foot for each two (2) feet by which the building exceeds 15 feet.

\*\*\*Such setback area not to be used for parking.

### 7.3-6 Building Height Requirements

No building or structure height shall exceed 45 feet in the ER-1 District.

## **7.4 ER-2 ESTATE RESIDENCE DISTRICT**

### **7.4-1 Purpose**

The ER-2 Estate Residence District is intended to accommodate and preserve residential developments of large lot estate character of 40,000 square feet and greater.

### **7.4-2 Permitted Uses**

The following uses are permitted in the ER-2 district.

1. Dwellings
  - a. Single-family detached
2. Educational institutions
  - a. Schools — public, primary and secondary, non-boarding
3. Recreational and social facilities
  - a. Parks and playgrounds
4. Religious institutions
  - a. Churches, chapels, temples, and synagogues
  - b. Rectories, parsonages, and parish houses

### **7.4-3 Conditional Uses**

The following conditional uses may be allowed in the ER-2 District, subject to the provisions of Section 3.11.

1. Dwellings
  - a. Planned developments, residential
2. Educational institutions
  - a. Schools — private, primary and secondary, private or public colleges and universities for profit or not for profit, boarding and non-boarding.
3. Public utility and service uses
  - a. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.
  - b. Telephone exchange, telephone transmission equipment, buildings, and microwave relay towers.
  - c. Utility rights-of-way.
4. Recreational and social facilities
  - a. Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses.
  - b. Recreational buildings and community centers, noncommercial.
  - c. Swimming pools, noncommercial.
5. Religious Institutions
  - a. Convents, seminaries, monasteries, and nunneries
  - b. Retreats
6. Waivers and exemptions
  - a. Exemption from the nonconforming use provisions of Article 5.

#### 7.4-4 Lot Size Requirements

##### 1. Permitted Uses

	Minimum Lot Area	Minimum Lot Width
Dwellings		
Single family detached	40,000 sf	150 ft.
Educational institutions	5 acres	300 ft.
Recreational and social facilities	No size limitation	
Religious institutions	2 acres	200 ft.

##### 2. Conditional Uses

Unless otherwise specified	20 acres	500 ft.
Recreational and social facilities	10 acres	300 ft.
Public Utility and Service	As specified by the Development Review Board	

##### 3. Accessory Uses

Stabling of horses	5 acres	150 ft.
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#### 7.4-5 Yard Requirements

##### 1. Permitted Uses

	Front	Interior Side	Corner Side	Rear
Dwellings				
Single family detached	40	20*	30	40
Educational institutions	60	30**	50	75
Recreational and social facilities		Not Applicable		
Religious institutions	50	25**	40	50

##### 2. Conditional Uses

	Front	Interior Side	Corner Side	Rear
Unless otherwise specified	60	30**	50	75
Planned developments		As specified by Development Review Board		
Public utilities		As specified by Development Review Board		

##### 3. Accessory Uses

Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Front	Interior Side	Corner Side	Rear
Buildings accessory to dwellings	50	10	30	10
Clubhouses and other structures on the grounds of private clubs, golf courses, tennis clubs and barns and stables		Not less than 75 feet from the nearest property line.***		

\*Plus one (1) foot for each two (2) feet by which the building height exceeds 35 feet.

\*\*Plus one (1) foot for each two (2) feet by which the building exceeds 15 feet.

\*\*\*Such setback area not to be used for parking.

#### 7.4-6 Building Height Requirements

No building or structure shall exceed 45 feet in height in the ER-2 District.



## **8.7 M-CR MARINE-COMMERCIAL RECREATION DISTRICT**

### **8.7-1 Purpose**

The M-CR Marine-Commercial Recreation District is designed to provide a suitable environment for commercial marina and related lake-oriented activities of a marine recreational nature.

### **8.7-2 Conditions**

Uses allowed in the M-CR District are subject to the following conditions:

1. Dwelling units and rooming units, other than those located in a hotel or motel or boatel or watchmen's quarters located on the premises where employed, are not permitted except by conditional use permit. Dwelling units allowed by conditional use permit shall only be allowed above the ground floor, and the maximum number of dwelling units shall be calculated in accordance with the R5 District.
2. All business establishments shall be retail or service establishments dealing directly with consumers. All goods produced on the premises shall be sold at retail on the premises where produced.
3. Any cleaning, painting, servicing, testing or repair of boats or other products shall not be injurious or offensive to other nearby uses by reason of the emission or creation of noise, vibration, smoke, dust, or other particulate matters, odors, fire or explosive hazards, or glare.
4. All storage, except of motor vehicles or water-borne craft in operable condition, shall be within completely enclosed buildings or effectively screened by a solid wall or fence (including solid entrance and exit gates) not less than five (5) nor more than eight (8) feet in height, except along the water frontage.
5. Residential dwelling units shall be in accordance with the provisions of the R5 Limited General Residence District.

### **8.7-3 Permitted Uses**

The following uses are permitted in the M-CR District:

1. Cultural facilities
  - a. Nature centers and zoos
2. Marinas or establishments leasing mooring space or slips to the public and providing incidental services, including storage, fueling and minor repairs, but not engaged in production, processing or manufacture
3. Marine oriented or nautical retail shops
4. Offices, business, professional, and governmental
5. Recreational and social facilities
  - a. Beaches
  - b. Parks, and other public non-structure recreational areas
6. Restaurants
7. Sail lofts
8. Shops servicing nautical components either inside a building or under roof

### **8.7-4 Conditional Uses**

The following conditional uses may be allowed in the M-CR District, subject to the provisions of Section 3.11.

1. Boat dealers and brokers offices
2. Convention facilities
3. Dwelling units above the ground floor
4. Hotels, motels, boatels, and other water-oriented resort facilities

5. Parking lots, not accessory
6. Planned developments
7. Shops servicing and assembling nautical components inside or outside a building
8. Water-oriented commercial recreational facilities
9. Yacht and sailing clubs

#### **8.7-5 Lot Size Requirements**

In the M-CR District, there shall be no minimum lot area requirements, except for planned developments, which shall provide the area specified by the Development Commission.

#### **8.7-6 Yard Requirements\***

- |                       |               |
|-----------------------|---------------|
| 1. Front Yard         | 20 ft.        |
| 2. Corner Side Yard   | 20 ft.        |
| 3. Interior Side Yard | 20 ft.        |
| 4. Rear Yard          | 20 ft.        |
| 5. Transitional Yards | None required |

\*No building or structure shall be located within 20 feet of any non-water line

#### **8.7-7 Building Height Requirements**

No building or structure height shall exceed 45 feet, except by variation procedures.

#### **8.7-8 Floor Area Ratio Requirements**

The Floor Area Ratio shall not exceed 0.5.

## **7.10 R5 LIMITED GENERAL RESIDENCE DISTRICT**

### **7.10-1 Purpose**

The R5 Limited General Residence District is intended to provide areas which are to be occupied substantially by single family and two-family dwellings and attached dwellings. It is designed to accommodate limited apartment dwellings while maintaining a low-density "owner occupancy" character.

### **7.10-2 Conditions**

All existing multi-family residential buildings constructed in conformance with the density regulations of the prior zoning ordinance are excepted from the non-conforming use rule of Article 5 of this Ordinance.

### **7.10-3 Permitted Uses**

The following uses are permitted in the R5 district.

1. Dwellings
  - a. Single-family detached
  - b. Two-family detached
  - c. Two-family attached
  - d. Multiple-family
2. Educational institutions
  - a. Schools — public, primary and secondary, non-boarding
3. Recreational and social facilities
  - a. Parks and playgrounds
4. Religious institutions
  - a. Churches, chapels, temples, and synagogues
  - b. Rectories, parsonages, and parish houses

### **7.10-4 Conditional Uses**

The following conditional uses may be allowed in the R5 District, subject to the provisions of Section 3.11.

1. Convalescent and nursing homes
2. Cultural institutions
  - a. Public aquariums
  - b. Public art galleries
  - c. Public libraries
  - d. Public museums
3. Day care centers
4. Dwellings
  - a. Planned developments, residential
5. Educational institutions
  - a. Schools — private, primary and secondary, private or public colleges and universities for profit or not for profit, boarding and non-boarding.
6. Hospitals
7. Public utility and service uses
  - a. Railroad rights-of-way, but not including railroad yards and shops other than for passenger purposes.

- b. Telephone exchange, telephone transmission equipment, buildings, and microwave relay towers.
- c. Public utility rights-of-way.
- 8. Recreational and social facilities
  - a. Golf courses, but not golf driving ranges, pitch and putt, or miniature golf courses.
  - b. Recreational buildings and community centers, noncommercial.
  - c. Swimming pools, noncommercial.
  - d. Tennis clubs and courts, noncommercial.
- 9. Religious Institutions
  - a. Religious retreats
  - b. Convents, seminaries, monasteries, nunneries
- 10. Residential rehabilitation centers.
- 11. Waivers and exemptions
  - a. Exemption from the nonconforming use provisions of Article 5.
  - b. Waiver of yard requirements, in accordance with paragraph 7.1-4 3.

#### 7.10-5 Lot Size Requirements

##### 1. Permitted Uses

	Minimum Lot Area	Minimum Lot Width
Dwellings		
Single family detached	6,000 sf	50 ft.
Two-family detached	6,000 sf	50 ft.
Two-family attached and multi-family*		
Efficiency and 1 bedroom	2,000 sf	50 ft.
2 bedroom and larger	2,500 sf	50 ft.
Educational institutions	20,000 sf	100 ft.
Recreational and social facilities	No size limitation	
Religious institutions	15,000 sf	100 ft.

##### 2. Conditional Uses

Convalescent and nursing homes	20,000 sf	100 ft.
Day care centers	10,000 sf	75 ft.
Educational institutions	2 acres	200 ft.
Hospitals	40,000 sf	150 ft.
Planned developments	2 acres	200 ft.
Public utility and service	As specified by the Development Review Board	
Recreational and social facilities	40,000 sf	200 ft.

\*In no case shall the lot be smaller than 6,000 square feet and 50 feet in width.

#### 7.10-6 Yard Requirements

##### 1. Permitted Uses

	Front	Interior Side	Corner Side	Rear
Dwellings				
Single and two family	25	6*	20	25
multi-family	25	12	20	25
Educational institutions	25	15	20	40
Recreational and social facilities		Not Applicable		
Religious institutions	25	15*	20	30

## 2. Conditional Uses

	Front	Interior Side	Corner Side	Rear
Cultural institutions	25	15	20	40
Educational institutions	25	20*	20	50
Hospitals	25	20*	20	50
Planned Developments		As specified by Development Review Board		
Public Utilities		As specified by Development Review Board		
Recreational and social facilities		As specified by Development Review Board		
Religious institutions		As specified by Development Review Board		
Residential rehabilitation centers		As specified by Development Review Board		

## 3. Accessory Uses

Except as indicated below, the yard requirements of the principal uses shall apply to their accessory buildings:

	Front	Interior Side	Corner Side	Rear
Buildings accessory to dwellings	25	6**	15	3
Clubhouses and other structures on the grounds of private clubs, golf courses, tennis clubs and barns and stables		Not less than 75 feet from the nearest property line.**		
Stadiums and grandstands in athletic fields		Not less than 100 feet from the nearest property line.***		

\*Plus one (1) foot for each three (3) feet by which the building or structure height exceeds 40 feet.

\*\*Unless the entire structure is located on the rear 25% of the lot, in which case only three (3) feet shall be required.

\*\*\*Such setback areas are not to be used for parking.

### Detached garages.

If a detached garage is built in a rear yard as an accessory use, and the overhanging eaves and gutter are projected less than 18" from the side lot line, then the set-back requirement for the accessory building can be reduced from 3 feet to 2 feet from the side lot line.

### 7.10-7 Building Height Requirements

No building or structure shall exceed 45 feet in height in the R5 District.

## **10.4 I2 GENERAL INDUSTRIAL DISTRICT**

### **10.4-1 Purpose**

The I2 Restricted Industrial District is intended to accommodate those industrial activities which may produce moderate nuisances or hazards in areas that are relatively remote from residential and business development.

### **10.4-2 Conditions**

1. All business, servicing, or processing, within 300 feet of a Residence or Business District, shall be conducted within completely enclosed buildings.
2. All storage within 300 feet of a Residence District, except for motor vehicles in operable conditions, shall be within completely enclosed buildings or effectively screened as required in Section 4.4-1. In the event a solid wall is used to satisfy this requirement, the yard requirements of this district shall apply exterior to the wall.

### **10.4-3 Permitted Uses**

The following uses are permitted in the I2 District:

1. Aluminum fabrications
2. Asphalt products manufacture
3. Assembly and fabricating
4. Bakeries
5. Bedding manufacturing
6. Boot and shoe manufacturing
7. Bottling companies
8. Building material sales and storage and manufacturing
9. Carpet manufacturing
10. Cartage and express facilities
11. Chemical processing and manufacturing
12. Cloth products manufacturing
13. Concrete mixing plants
14. Contractors, architects, and engineers offices, shops and yards
15. Contractors, architects, and engineers equipment and material storage yards
16. Cosmetic production
17. Dairy products production
18. Dairy products processing or manufacture
19. Dry cleaning, no employee limitation
20. Dwellings: Living quarters for watchmen
21. Electronic and scientific precision instrument manufacturing
22. Electroplating
23. Food manufacture, packaging and processing
24. Fur processing
25. Glass decorating facility
26. Glass products production
27. Heavy machinery production
28. Laundries
29. Leather tanning or processing
30. Light machinery production: appliances, business machines
31. Linoleum manufacturing
32. Lithographing
33. Machine shop
34. Mail order houses
35. Meat packing
36. Medical and dental clinics
37. Metal reduction and refinement
38. Musical instrument manufacturing
39. Offices: headquarters

40. Orthopedic and medical appliance manufacturing
41. Paper products manufacture
42. Parking lots, other than accessory, and subject to the provisions of Article 11
43. Plastics manufacture
44. Pottery and ceramic manufacture
45. Printing and publishing establishments
46. Public utility and service uses
47. Radio and television stations
48. Research: Laboratories, research and testing
  - a. Medical research facilities
  - b. Other research, light industrial, and office
  - c. Pharmaceutical research, processing and manufacturing
  - d. Research and development labs and facilities
  - e. Research and testing facilities
  - f. Telecommunication research, development and manufacture
49. Restaurants and cafeterias
50. Rope, cord and twine manufacturing
51. Sheet metal work
52. Soap manufacture
53. Sporting goods manufacture
54. Stone products manufacture
55. Temporary buildings for construction
56. Trade schools
57. Warehousing, storage and distribution
58. Warehousing, accessory retail sales
59. Wearing apparel manufacture
60. Woodworking and wood products manufacturing

#### **10.4-4 Conditional Uses**

The following conditional uses may be allowed in the I2 District, subject to the provisions of Section 3.11:

1. Abrasives manufacture
2. Airport and heliports, private or commercial
3. Automobile service stations
4. Brick and structural clay products
5. Car wash
6. Feed mills
7. Foundries and forge plants
8. Garage for service, repair and servicing of motor vehicles including body repair, painting and engine commercial
9. Grain storage and processing
10. Graphite products and manufacturing
11. Gypsum manufacturing
12. Insulating materials manufacturing
13. Junk yards and auto graveyards
14. Metal stamping
15. Mining operations
16. Paint products manufacturing
17. Parks and playgrounds
18. Petroleum products storage or processing
19. Planned developments, industrial
20. Radio and television towers
21. Recreational buildings and communication centers, non
22. Restaurants
23. Rubber processing or manufacturing
24. Stadiums, auditoriums and arenas: open or enclosed

25. Steel manufacturing
26. Other manufacturing, processing, storage, or commercial uses determined by the Zoning Administrator to be of the same general character as the use permitted in Section 10.4-3; above, and found not to be obnoxious, unhealthful, or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter or glare or heat.

#### **10.4-5 Lot Size Requirements**

There are no lot size requirements, except that industrial planned developments shall provide at least 10 acres of lot area.

#### **10.4-6 Lot Size Requirements**

There is no minimum lot size requirement in the I2 District.

#### **10.4-7 Yard Requirements**

- |                       |        |
|-----------------------|--------|
| 1. Front Yard         | 20 ft. |
| 2. Corner Side Yard   | 20 ft. |
| 3. Interior Side Yard | 10 ft. |
| 4. Rear Yard          | 20 ft. |
| 5. Transitional Yards |        |

Where a side or rear lot line in an I2 District coincides with a side or rear lot line in an adjacent Residence or Business District, a yard shall be provided along such side or rear lot line not less than 45 feet in depth and shall contain landscaping and planting so designed and/or planted as to be 25 percent or more opaque when viewed horizontally between two (2) feet and eight (8) feet above average ground level.

#### **10.4-8 Building Height Requirements**

No building or structure height shall exceed 80 feet, except by conditional use permit procedures.

#### **10.4-9 Floor Area Ratio Requirements**

The floor area ratio shall not exceed 1.0 in the I2 District.